



## Holme

**£475,000**

9 Town Head Fold, Holme, LA6 1SE

Tucked away in a peaceful cul-de-sac within the sought-after village of Holme, this stunning property is the ideal family home. It offers generously proportioned living spaces throughout and boasts picturesque open countryside views to the rear.

### Quick Overview

Well Presented Detached Family Home  
Situated in the Sought After Village of Holme  
Generous Living Spaces  
South Facing Garden with Open Countryside  
Views  
Main Bathroom and Two Ensuites  
Off Street Parking and Garage  
No Chain Delay  
Nearby Bus and M6 Links  
Close to a Well Regarded Primary School  
Superfast Broadband Available\*



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Superfast  
Broadband



Driveway &  
Garage

Property Reference: C2472



9 Town Head Fold



Living Room



Kitchen Dining Room



Conservatory

Step inside to discover a thoughtfully designed layout, starting with a convenient downstairs toilet to the right and a handy understairs storage cupboard. The property showcases a high-quality finish, evident from the moment you enter.

The living room is a beautifully presented space, featuring a charming gas fireplace and a large window that fills the room with natural light.

At the heart of the home is the open-plan kitchen dining area, a perfect hub for family life and entertaining. This space is equipped with a range of base and wall units, complemented by integrated appliances, including a double oven, gas hob, extractor, microwave, fridge freezer, and dishwasher, all finished with a stylish tiled splashback. From here, there is also direct access to the rear garden.

Double doors lead to a bright and inviting conservatory, offering an ideal spot to relax and soak in the surrounding views. With patio doors opening to the garden, this space seamlessly blends indoor and outdoor living.

On the first floor, you'll find four generously sized bedrooms, all tastefully decorated in neutral tones, ready for your personal touch. Bedrooms one and two each benefit from ensuite shower rooms, complete with a toilet, vanity sink, and walk-in shower. Bedrooms two and three are thoughtfully designed with convenient built-in storage surrounding the bed, while bedroom four, a cosy single room, enjoys lovely views overlooking the open fields.

The main bathroom completes the first floor, featuring elegant tiled floors and walls. It is fitted with a sleek vanity sink, toilet, and a bath with an overhead shower. Additional highlights include a heated towel rail, polished chrome fixtures, and a convenient linen cupboard for added storage.

Externally, the property boasts off-road driveway parking and an integral garage, offering ample storage solutions. The highlight is the beautifully maintained, expansive south-facing rear garden. With a vibrant mix of stunning plants and flowers, this outdoor space provides the perfect setting for relaxation or entertaining. With serene, uninterrupted views stretching over the field.



Dining Area



Bedroom One



Ensuite One



Bedroom Two



Ensuite Two



Bedroom Three

#### Accommodation with approximate dimensions

**Living Room** 16' 8" x 13' 5" (5.08m x 4.09m)

**Downstairs W.C.** 4' 5" x 4' 11" (1.35m x 1.5m)

**Kitchen** 11' 7" x 13' 7" (3.53m x 4.14m)

**Kitchen/Dining Area** 11' 1" x 8' 11" (3.38m x 2.72m)

**Sunroom** 13' 8" x 12' 10" (4.17m x 3.91m)

**Bedroom One** 13' 9" x 13' 2" (4.19m x 4.01m)

**Ensuite One** 5' 5" x 8' 11" (1.65m x 2.72m)

**Bedroom Two** 11' 10" x 13' 8" (3.61m x 4.17m)

**Ensuite Two** 4' 7" x 9' 4" (1.4m x 2.84m)

**Bedroom Three** 11' 0" x 9' 0" (3.35m x 2.74m)

**Bedroom Four** 10' 10" x 6' 10" (3.3m x 2.08m)

**Main Bathroom** 10' 10" x 6' 7" (3.3m x 2.01m)

**Garage** 19' 6" x 9' 0" (5.94m x 2.74m)

#### Property Information

**Tenure** Freehold

**Council Tax** Band E

**Services** Mains gas, electricity, water and drainage. Superfast broadband available.

**Energy Performance Certificate** Energy Rating B. The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** From the Hackney & Leigh Carnforth office travel up Market Street, turn left at the traffic lights onto the A6 North. Follow the road out of Carnforth and at the 3rd roundabout, take the A6070 to Burton in Kendal. Proceed on that road for over 3 miles passing through Burton in Kendal then take a left turning onto North Road, follow North Road taking your first right onto Town Head Fold then your first left where you will find the property on the left hand side.

**What3Words** ///decorated.removed.crystals

#### Anti-Money Laundering Regulations (AML)

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Bedroom Four



Main Bedroom



Garden



Garden

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# Meet the Team

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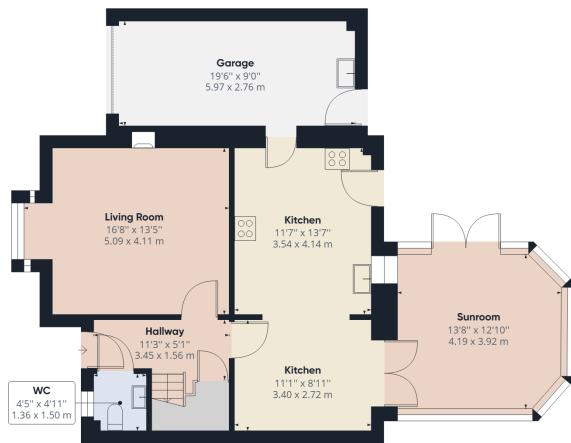


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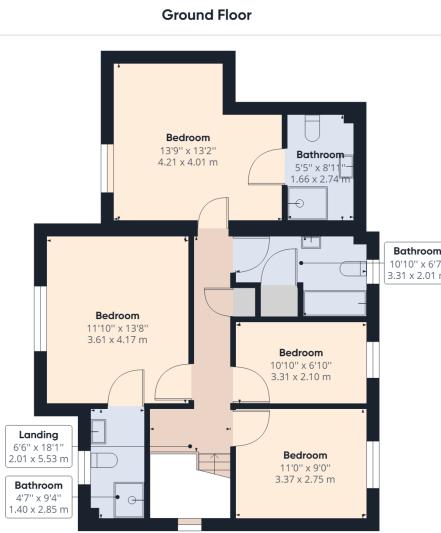
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Approximate total area<sup>(1)</sup>

1708.59 ft<sup>2</sup>

158.73 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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